



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

March 8, 2018

Minutes

Approved

In Attendance:

Sally Winterton, Vice-Chair, Jim Shrimp, Brett Hand, Chad Adams, Jeff Smith, Bob Phillips, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik, Planning Commission Secretary

Sally Winterton called the meeting to order at 7:31 p.m. as a quorum was present.

Sally Winterton introduced Jeff Smith, newly appointed Commission member, and made comment regarding how the Commission has evolved, with members having all types of careers, interests, length of Township residency and length of serving on the Commission.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan. No representative was present at this time so Ms. Winterton advised we'll proceed with the agenda and return to this topic later.

Jankowski Property Preliminary/Final Subdivision–Land Development Plan

Adam Brower of E.B. Walsh and Bob Rosenthal of Envision Land Use were present to discuss the Township Consultants' March 2, 2018 review letter of the Preliminary/Final Subdivision–Land Development Plans dated August 8, 2017 and last revised September 8, 2017. Mr. Brower advised the Applicant will be able to address the majority of items in the review letter; however they'd like to discuss the following items that were of concern:

1. Requesting a waiver for more than 4 Lots on a cul de sac bulb. There are 5 Lots on the cul de sac, which has a total radius of 60' and they'll try to keep most of the driveways on the straightaway rather than the bulb. The Commission members were generally in favor of the waiver.
2. Mr. Brower clarified the sidewalk widths – they'll be 5' wide on the Milford Road extension (connector road) and 4' wide within the development.
3. Mr. Brower asked for input regarding lighting within the development. The Commission members recommended lighting at the sign for the community along Route 100, and at the entrances into the development but not within the houses or at the recreation area.
4. The Applicant will address with Gilmore the storm water management comments. There will be basins at the lower end of the parcel which will be dry most of the time, and a raingarden.
5. They are seeking both Preliminary and Final Plan Approval.
6. Parking is proposed on one side of the street, the outer edge. The Commission members suggested and Mr. Brower agreed that the Homeowners Association documents should state that no commercial vehicles shall be parked on the street.
7. The ultimate right-of-way for Route 100 will be added to the Plan.
8. The trail along Route 100 will run south from the Milford Road extension (connector road) and end at the southern boundary of the parcel. The Commission members agreed that the trail should not run to the north of the connector road.
9. The Commission members noted the consultants' review letter was lengthy, but the items weren't substantive. Mr. Brower advised the Plans would be easily revised to address all of the comments.

Jim Dewees moved, seconded by Jeff Smith, to recommend Preliminary and Final Approval with the Consultants' comments addressed. The Motion carried unanimously.

Approval of Minutes

Jeff Smith moved, seconded by Chad Adams, to approve as presented the minutes of the February 8, 2018 Planning Commission meeting. The Motion carried unanimously.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan

No representative was present. Chad Adams moved, seconded by Jim Dewees, to accept the Plans for consultants' review. The Motion carried unanimously. Brief discussion noted there are several buildings proposed, which some members would favor being located closer to the existing roadway, and it appears there's a drive-through lane at the coffee shop, which they don't believe is allowed in the Village District.

Open Session

Gwen Jonik noted that the Commission meeting agendas posted on the website will include supporting documents, in the same manner as the Board of Supervisors' agendas. Commission members noted that some documents could be misinterpreted without the proper context.

Jim Dewees congratulated the Staff for receiving an award for the Township Newsletter.

Gwen Jonik advised the Struble Trail conditional use hearing scheduled for March 13, 2018 might not be held and may be continued.

Sally Winterton announced the next Planning Commission meeting is scheduled for April 12, 2018.

A neighbor of Eagleview Lot 1C asked about the next steps for that Plan. Chad Adams replied that a sketch plan was presented at the February meeting. A Land Development Plan has to be submitted and go through the land development approval process. If approved, they might be able to break ground by the end of the year.

Adjournment

Jeff Smith moved, seconded by Chad Adams, to adjourn the meeting at 8:31 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Township Secretary